

# Building Activity

---

## 2003 Building Activity Highlights

1. The fastest growing areas of Sedgwick County for new residential units were the Wichita Northwest and East statistical development areas.
2. Building Permits were issued for a net total of 2,683 new residential units countywide. This is up one percent from 2,659 in 2002. Another 187 net residential units were built in the city of Andover in Butler County.
3. Eleven square miles in Sedgwick County experienced a net residential unit decrease based on building permit information. Many demolitions occurred in Central Wichita. It is estimated that 71 percent of all demolitions occurred in the Central development area.
4. Of the 1,856 new residential units permitted in the seven urbanized statistical development areas, the Northwest and Southwest development areas accounted for 740 new units, about 40 percent of the new unit activity in the Wichita urbanized area.

*Highlights Continue on page 31*

## RESIDENTIAL BUILDING PERMITS

Net residential unit change was calculated by, first, determining the total number of new residential units as reported by building permit data. From this total, the number of units demolished was subtracted, yielding net residential change. Figures for Wichita and the unincorporated portions of Sedgwick County were determined by building permit data supplied by the City of Wichita Office of Central Inspection and Sedgwick County Information Services. Building permit data for the county's 19 small cities and Andover in Butler County was provided by a survey conducted by the MAPD.

To better understand the location of residential development across Sedgwick County, this year's report again details net residential unit changes on a square mile basis. While aggregate totals for cities and the County are useful in gaining an understanding of metropolitan activity, a square mile analysis provides the opportunity to examine the location of the County's growth areas, as well as pinpoint those regions in decline or lacking investment. 2003's square mile net residential unit change analysis is illustrated in **Figure 15**.

Eleven square miles experienced net decreases in housing units. The total net decrease in these square miles was 24 units. Eight housing units were demolished in the mile bounded by Broadway and Hydraulic, North 13<sup>th</sup> and Central. Another three housing units were demolished in the mile bounded by Broadway and Hydraulic, and Kellogg and Harry. These areas have seen a mixture of mostly new infill housing and some conversion to commercial uses.

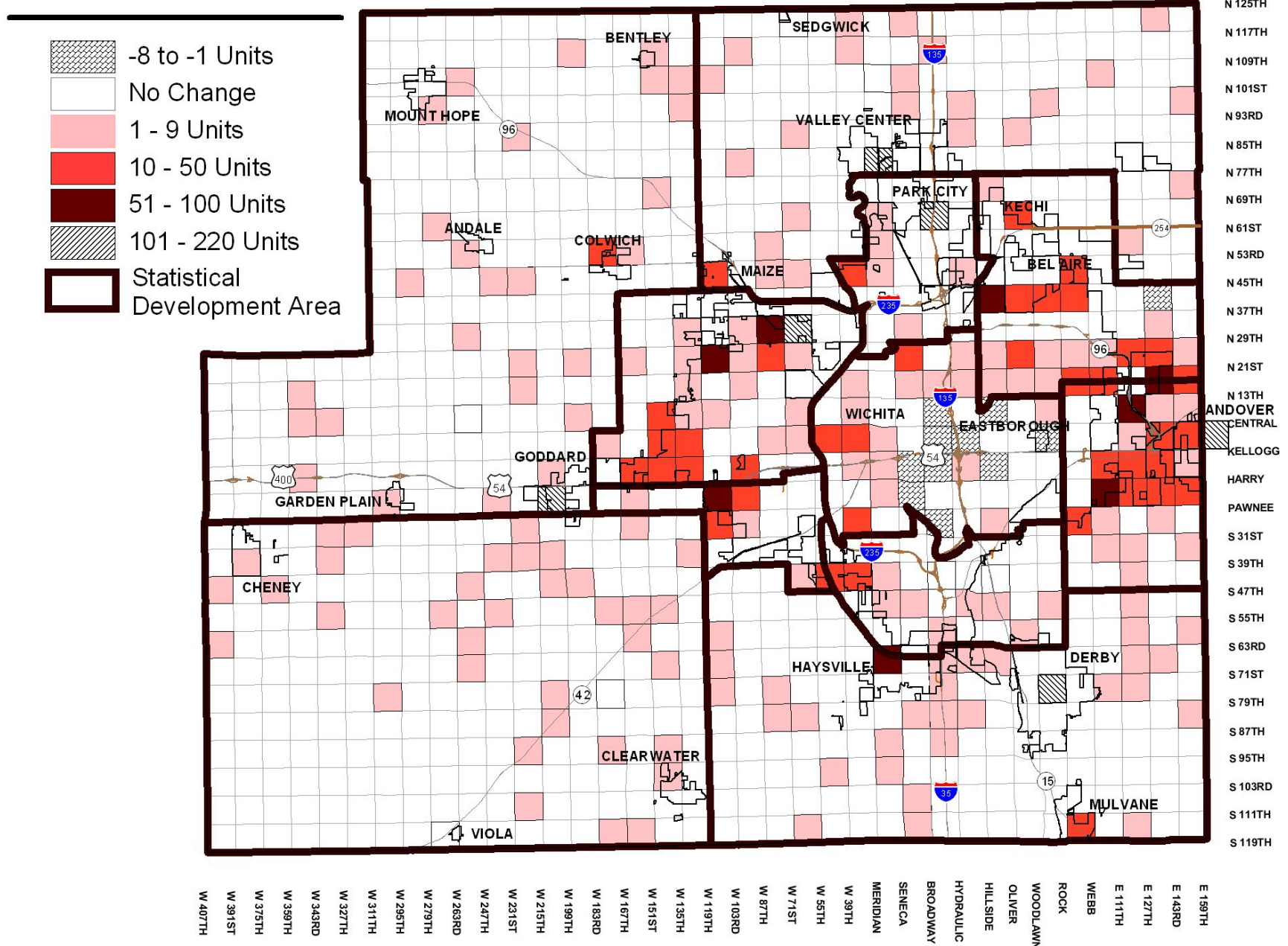
### Permits by Comprehensive Plan Growth Area

Residential construction across Sedgwick County experienced healthy activity in 2003 according to building permits recorded by the above sources. **Table 16** illustrates Sedgwick County's net residential unit totals for 2003 for each city in Sedgwick County and their growth areas. Data for rural Sedgwick County and Andover are also given. It also gives average annual data for the period 1998 through 2002. **Figure 16** shows the net residential totals for each year from 1998 through 2003 for Sedgwick County.

A total of 2,870 new residential units were permitted in all of Sedgwick County, with 55 units being demolished throughout

Figure 15

# 2003 Net Residential Unit Change



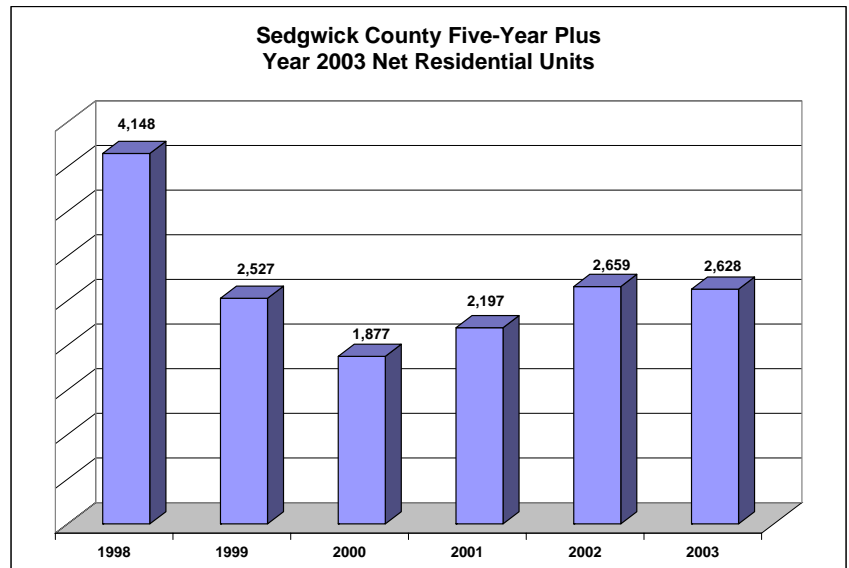
# Building Activity

| Growth Area   | 2003<br>New Units | 2003<br>Demolitions | 2003 Net<br>Units Added | 2003 Percent<br>of Units Added | 1998 - 2002 Average<br>Net Units Added | 1998 - 2002 Percent<br>of Net Units Added |
|---|-------------------|---------------------|-------------------------|--------------------------------|--|---|
| Wichita(within 1999 city limits)                    | 402               | 43                  | 359                     | 14%                            | 859                                    | 32%                                       |
| Wichita 2010 Urban Service Area                     | 1256              | 0                   | 1256                    | 48%                            | 867                                    | 32%                                       |
| Wichita 2030 Urban Service Area*                    | 28                | 1                   | 27                      | 1%                             | 16                                     | 1%  |
| <b>Wichita and Wichita Growth Areas</b>             | <b>1,686</b>      | <b>44</b>           | <b>1,642</b>            | <b>62%</b>                     | <b>1,742</b>                           | <b>65%</b>                                |
| Small Cities and their corresponding Growth Areas:* |                   |                     |                         |                                |  |   |
| Andale  | 4                 | 0                   | 4                       | 0%                             | 4                                      | 0%  |
| Bel Aire  | 31                | 0                   | 31                      | 1%                             | 81                                     | 3%  |
| Bentley   | 6                 | 0                   | 6                       | 0%                             | 6                                      | 0%  |
| Cheney  | 11                | 1                   | 10                      | 0%                             | 13                                     | 0%  |
| Clearwater  | 7                 | 0                   | 7                       | 0%                             | 8                                      | 0%  |
| Colwich   | 15                | 0                   | 15                      | 1%                             | 7                                      | 0%  |
| Derby   | 177               | 0                   | 177                     | 7%                             | 144                                    | 5%  |
| Eastborough   | 0                 | 0                   | 0                       | 0%                             | -4                                     | 0%  |
| Garden Plain  | 6                 | 0                   | 6                       | 0%                             | 3                                      | 0%  |
| Goddard   | 116               | 1                   | 115                     | 4%                             | 78                                     | 3%  |
| Haysville   | 101               | 0                   | 101                     | 4%                             | 113                                    | 4%  |
| Kechi   | 14                | 0                   | 14                      | 1%                             | 22                                     | 1%  |
| Maize   | 21                | 1                   | 20                      | 1%                             | 34                                     | 1%  |
| Mount Hope  | 1                 | 0                   | 1                       | 0%                             | 2                                      | 0%  |
| Mulvane   | 42                | 0                   | 42                      | 2%                             | 74                                     | 3%  |
| Park City   | 114               | 2                   | 112                     | 4%                             | 82                                     | 3%  |
| Sedgwick  | 1                 | 1                   | 0                       | 0%                             | 7                                      | 0%  |
| Valley Center                                       | 105               | 0                   | 105                     | 4%                             | 38                                     | 1%  |
| Viola   | 0                 | 0                   | 0                       | 0%                             | 0                                      | 0%  |
| <b>Small Cities &amp; Their Growth Areas</b>        | <b>772</b>        | <b>6</b>            | <b>766</b>              | <b>29%</b>                     | <b>713</b>                             | <b>27%</b>                                |
| <b>Rural Areas*</b>                                 | <b>225</b>        | <b>5</b>            | <b>220</b>              | <b>8%</b>                      | <b>226</b>                             | <b>8%</b>                                 |
| <b>TOTAL SEDGWICK COUNTY<br/>RESIDENTIAL UNITS</b>  | <b>2,683</b>      | <b>55</b>           | <b>2,628</b>            | <b>100%</b>                    | <b>2,682</b>                           | <b>100%</b>                               |
| Andover**   | 187               | 0                   | 187                     |                                | 153                                    |   |
| <b>Andover &amp; Sedgwick Co. Totals</b>            | <b>2,870</b>      | <b>55</b>           | <b>2,815</b>            |                                | <b>2,835</b>                           |   |

\*Includes manufactured homes on individual lots.

\*\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

Figure 16



# Building Activity

## Highlights (continued)

5. Of the 55 square miles within the Central development area, 21 square miles experienced the building of new residential units in 2003.
6. The greatest number of residential building permits (606) in the past 12 months occurred in the Northwest area, continuing the dominant trend of new single-family development within this part of the Wichita urbanized area.
7. Fifty seven percent of the residential permits issued in Sedgwick County were located in Wichita during 2003. This up 6 percent from 2002.
8. While the following figures are not entirely dependent on new home construction, USD 259, Wichita, experienced a decrease in school enrollment of 76 full-time equivalent students. In comparison, Maize added 211 students, Andover added 185, and Goddard added 140 students.
9. In 2003, over \$322 million were invested countywide for commercial, office and industrial new buildings, additions, and remodeling projects. This is up five percent from 2002.

the county. Wichita had approximately 43 residential demolitions during 2003. All but one of these occurred in central Wichita. When the demolitions are subtracted from the number of new units, a net 2,815 residential units were added countywide in 2003.

Additionally, 187 residential units were constructed in Andover. After accounting for no demolitions, the result is a net increase of 187 residential units in Andover.

In 2003, the 1,514 net residential units added in the unincorporated areas of Sedgwick County accounted for 54 percent of the residential activity countywide. **Table 17** illustrates the number of 2003 net residential units permitted in the unincorporated areas of Sedgwick County by development area as outlined in the County Development Guide. The table indicates that approximately 85 percent of the unincorporated area activity was located in the Comprehensive Plan's identified growth areas.

Table 17

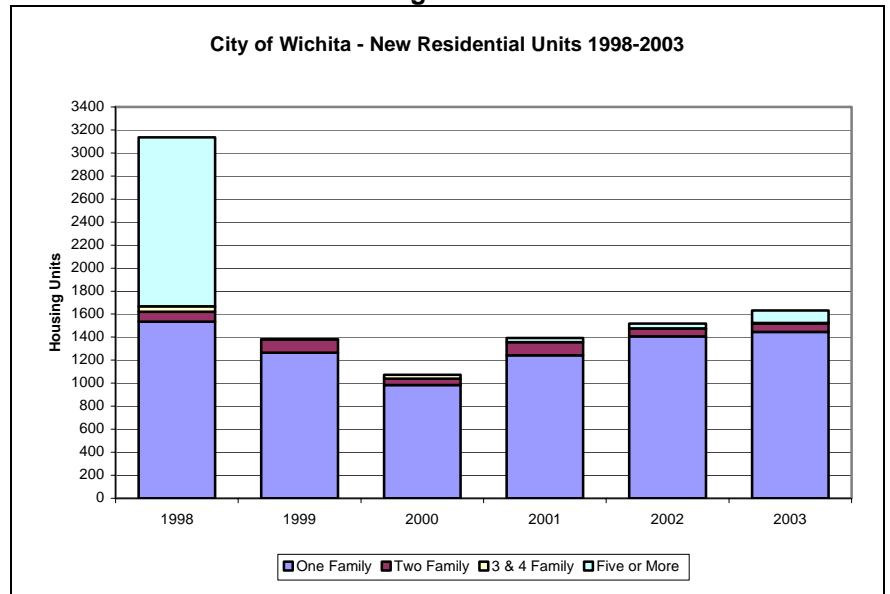
| 2003 Net Residential Units Added in Unincorporated Areas<br>by Comprehensive Plan Growth Area |                      |   |  |                                     |
|---|----------------------|---|--|-------------------------------------|
| Development Area  | 2003 Net Units Added | Percent of Net Unincorp. Area Units Added | Percent of 2003 Net Sedgwick Co. Units Added | 1998 - 2002 Average Net Units Added |
| Small Cities Future Growth Areas  | 11                   | 0.7%                                      | 0.4%   | 29                                  |
| Wichita 2010 Urban Service Area   | 1256                 | 83.0%                                     | 43.7%  | 867                                 |
| Wichita 2030 Urban Service Area   | 27                   | 1.8%                                      | 0.9%   | 16                                  |
| Rural Areas   | 220                  | 14.5%                                     | 7.6%   | 226                                 |
| <b>TOTAL</b>  | <b>1514</b>          | <b>100%</b>                               | <b>53%</b>                                   | <b>1138</b>                         |

Overall, about 92 percent of the net residential units gained across the county were located in either incorporated cities or in areas identified by the County Development Guide as small city future growth areas or Wichita urban service areas.

**Figure 17** illustrates Wichita's new residential unit trends since 1998. Also, **Table 18** provides a summary of Wichita's new residential building permits by type for the years 2002 and 2003 plus the five-year annual averages for the years 1998-2002. Approximately 89 percent of new units were single-family in 2003 compared with 76 percent for the five-year period.

# Building Activity

**Figure 17**



**Table 18**

| Wichita New Residential Building Permits by Type<br>2002                               |              |                |                      |
|--|--------------|----------------|----------------------|
| New Residential Buildings  | Permits      | Units          | Valuation            |
| One Family   | 1,407        | 1,407          | \$143,743,711        |
| Two Family   | 33           | 66             | \$4,104,672          |
| 3 & 4 Family   | 1            | 4              | \$325,000            |
| Five or More   | 4            | 41             | \$2,824,000          |
| <b>TOTAL</b>   | <b>1,445</b> | <b>1,518 *</b> | <b>\$150,997,383</b> |
| *An additional project consisting of 133 Assisted Living Units was also built in 2002. |              |                |                      |
| 2003   |              |                |                      |
| New Residential Buildings  | Permits      | Units          | Valuation            |
| One Family   | 1,445        | 1,445          | \$148,760,834        |
| Two Family   | 37           | 74             | \$5,463,570          |
| 3 & 4 Family   | 2            | 4              | \$684,580            |
| Five or More   | 13           | 108            | \$3,801,110          |
| <b>TOTAL</b>   | <b>1,497</b> | <b>1,631 *</b> | <b>\$158,710,094</b> |
| *An additional project consisting of 66 Assisted Living Units was also built in 2003.  |              |                |                      |
| 1998 - 2002 Five Year Average  |              |                |                      |
| New Residential Buildings  | Permits      | Units          | Valuation            |
| One Family   | 1,287        | 1,287          | \$117,894,869        |
| Two Family   | 44           | 87             | \$5,521,684          |
| 3 & 4 Family   | 5            | 18             | \$1,120,737          |
| Five or More   | 16           | 309            | \$10,858,444         |
| <b>TOTAL</b>   | <b>1,351</b> | <b>1,701</b>   | <b>\$135,395,734</b> |

# Building Activity

## Permits by Statistical Development Area

In 2003, the fastest growing area of Sedgwick County for new homes was the Northwest with 606 dwelling units added. The East statistical development area was the second fastest growing with 461 units.

**Table 19** lists the number of new residential units, demolitions, and the net units added by statistical development area (boundaries are shown on **Figure 15**).

Of the 2,683 residential units permitted in the 11 statistical areas in Sedgwick County, the Northwest development area accounted for

Table 19

Table 15

| 2003 Residential Unit Totals by Statistical Development Area |       |           |              |                 |                            |                                     |  |
|--|-------|-----------|--------------|-----------------|----------------------------|-------------------------------------|--|
| Statistical Development Area                                 |       | New Units | Demolitions* | Net Units Added | Percent of Net Units Added | 1998 - 2002 Average Net Units Added | 1998 - 2002 Percent of Net Units Added |
| Central*   | (C)   | 111       | 39           | 72              | 3%                         | 63.4                                | 2%                                     |
| East   | (E)   | 461       | 1            | 460             | 18%                        | 364                                 | 14%                                    |
| North  | (N)   | 140       | 3            | 137             | 5%                         | 110                                 | 4%                                     |
| Northeast  | (NE)  | 339       | 1            | 338             | 13%                        | 394                                 | 15%                                    |
| Northwest  | (NW)  | 606       | 0            | 606             | 23%                        | 764                                 | 28%                                    |
| South  | (S)   | 65        | 3            | 62              | 2%                         | 80                                  | 3%                                     |
| Southwest  | (SW)  | 134       | 0            | 134             | 5%                         | 167                                 | 6%                                     |
| URBANIZED AREA SUBTOTAL                                      |       | 1,856     | 47           | 1,809           | 69%                        | 1,944                               | 72%                                    |
| County Northeast   | (CNE) | 176       | 3            | 173             | 7%                         | 129                                 | 5%                                     |
| County Northwest   | (CNW) | 204       | 2            | 202             | 8%                         | 138                                 | 5%                                     |
| County Southeast   | (CSE) | 376       | 0            | 376             | 14%                        | 404                                 | 15%                                    |
| County Southwest   | (CSW) | 71        | 3            | 68              | 3%                         | 67                                  | 2%                                     |
| REMAINDER OF CO. SUBTOTAL                                    |       | 827       | 8            | 819             | 31%                        | 738                                 | 28%                                    |
| SEDGWICK COUNTY TOTAL  |       | 2,683     | 55           | 2,628           | 100%                       | 2,682                               | 100%                                   |
| Andover**  |       | 187       | 0            | 187             |                            | 153                                 |  |
| Andover & Sedgwick Co. Totals                                |       | 2,870     | 55           | 2,815           |                            | 2,835                               |  |

\* Due to data problems with Wichita wrecking permits, it cannot be determined whether all of the demolitions shown for the Central SDA are in the Central SDA.

\*\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

23 percent of the new unit activity. Combined with the Southwest development area, activity for the two areas accounted for about 28 percent of units built. These two areas encompass the former West development area, which averaged 35 percent of the units built from 1998 to 2002. The East and Northeast development areas combined for another 30 percent of the new units total in 2003.

A total of 111 new units were permitted last year in the Central

# Building Activity

area, which is down 59 percent from 2002.

The Central area compared more favorably to the fringe development areas when analyzing residential reinvestment in existing structures. **Table 20** illustrates 2003 residential addition and remodel permits by statistical development area. The valuations in this analysis are an indicator of the level of investment in existing single-family, two-family, and multi-family structures by geographic area.

**Table 20**

| 2003 Sedgwick Co. & Andover Residential Addition - Remodel Totals<br>by Statistical Development Area |       |              |                   |                          |                                     |                                     |
|--|-------|--------------|-------------------|--------------------------|-------------------------------------|-------------------------------------|
| Statistical Development Area   |       | Valuation    | Number of Permits | Average Permit Valuation | 1997 -2001 Average Annual Valuation | 1997 -2001 Average Permit Valuation |
| Central  | (C)   | \$9,172,764  | 515               | \$17,811                 | \$3,850,864                         | \$10,568                            |
| East   | (E)   | \$2,996,587  | 223               | \$13,438                 | \$1,761,578                         | \$14,183                            |
| North  | (N)   | \$1,139,244  | 129               | \$8,831                  | \$720,910                           | \$11,975                            |
| Northeast  | (NE)  | \$1,829,170  | 180               | \$10,162                 | \$1,110,900                         | \$12,740                            |
| Northwest  | (NW)  | \$2,716,939  | 274               | \$9,916                  | \$2,053,723                         | \$10,117                            |
| South  | (S)   | \$794,497    | 85                | \$9,347                  | \$833,748                           | \$9,695                             |
| Southwest  | (SW)  | \$324,954    | 39                | \$8,332                  | \$266,085                           | \$8,112                             |
| URBANIZED AREA SUBTOTAL  |       | \$18,974,155 | 1,445             | \$13,131                 | \$10,597,807                        | \$11,065                            |
| County Northeast   | (CNE) | \$1,519,881  | 120               | \$12,666                 | \$905,537                           | \$13,515                            |
| County Northwest   | (CNW) | \$1,489,692  | 83                | \$17,948                 | \$638,925                           | \$11,131                            |
| County Southeast   | (CSE) | \$3,155,348  | 235               | \$13,427                 | \$1,547,694                         | \$9,507                             |
| County Southwest   | (CSW) | \$1,675,791  | 71                | \$23,603                 | \$612,574                           | \$17,704                            |
| REMAINDER OF CO. SUBTOTAL  |       | \$7,840,712  | 509               | \$67,643                 | \$3,704,729                         | \$11,513                            |
| SEDGWICK COUNTY TOTAL  |       | \$26,814,867 | 1,954             | \$13,723                 | \$14,302,536                        | \$11,177                            |
| Andover*   |       | \$3,027,034  | 101               | \$29,971                 |                                     |                                     |
| Andover & Sedgwick Co. Totals  |       | \$29,841,901 | 2,055             | \$14,522                 |                                     |                                     |

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

## Residential Activity by School District

The suburbanization of America's metropolitan areas has occurred for much of this century and has influenced the location of residential, business, and employment development. The significance of this suburban movement is a shift in not only local tax bases, but also a need for investment in new infrastructure and services such as police, fire, water, sewer, libraries, and school facilities on the suburban fringe of established cities.

The suburbanization process and the decline of the central city in Wichita are no different from the processes that have occurred in most metropolitan cities, except that a suburban city ring does not surround Wichita. As the population continues to grow in Wichita's suburban areas, so does the need for school facilities to serve growing school enrollments.

# Building Activity

Over the years, as residential areas have developed in Sedgwick County, especially on Wichita's fringe, a greater impact has been placed upon Wichita's suburban public school districts and the facilities required to serve the area's growing population.

**Table 21** illustrates the number of 2003 net residential units added in the Sedgwick County portion of school districts serving Sedgwick County residents. It also shows enrollment changes for each school district from September 2002 to September 2003 (refer to Figure 3 for Sedgwick County's school district boundaries).

**Table 21**

| 2003 Net Residential Units Added and Full-Time Enrollment Changes<br>(FOR SCHOOL DISTRICTS SERVING SEDGWICK COUNTY)* |                |                 |                            |                               |                                     |  |
|--|----------------|-----------------|----------------------------|-------------------------------|-------------------------------------|--|
| School District  | Primary City   | Net Units Added | Percent of Net Units Added | FTE Enrollment Change 2002-03 | 1998 - 2002 Average Net Units Added | 1998 - 2002 Percent of Net Units Added |
| USD 206  | Whitewater     | 3               | 0.1%                       | 4                             | 4                                   | 0.1%                                   |
| USD 259  | Wichita        | 772             | 27.4%                      | -76                           | 984                                 | 35.3%                                  |
| USD 260  | Derby          | 210             | 7.5%                       | -54                           | 194                                 | 7.0%                                   |
| USD 261  | Haysville      | 180             | 6.4%                       | 113                           | 200                                 | 7.2%                                   |
| USD 262  | Valley Center  | 178             | 6.3%                       | -1                            | 111                                 | 4.0%                                   |
| USD 263  | Mulvane        | 48              | 1.7%                       | -31                           | 86                                  | 3.1%                                   |
| USD 264  | Clearwater     | 44              | 1.6%                       | -21                           | 44                                  | 1.6%                                   |
| USD 265  | Goddard        | 410             | 14.6%                      | 140                           | 402                                 | 14.4%                                  |
| USD 266  | Maize          | 474             | 16.8%                      | 211                           | 437                                 | 15.7%                                  |
| USD 267  | Colwich        | 66              | 2.3%                       | 47                            | 47                                  | 1.7%                                   |
| USD 268  | Cheney         | 18              | 0.6%                       | -9                            | 21                                  | 0.8%                                   |
| USD 312  | Haven          | 2               | 0.1%                       | 16                            | 3                                   | 0.1%                                   |
| USD 331  | Kingman        | 0               | 0.0%                       | -12                           | 0                                   | 0.0%                                   |
| USD 356  | Conway Springs | 0               | 0.0%                       | 19                            | 1                                   | 0.1%                                   |
| USD 369  | Burton         | 0               | 0.0%                       | -11                           | 0                                   | 0.0%                                   |
| USD 375  | Towanda        | 6               | 0.2%                       | 5                             | 9                                   | 0.3%                                   |
| USD 385  | Andover*       | 365             | 13.0%                      | 185                           | 205                                 | 7.3%                                   |
| USD 394  | Rose Hill      | 9               | 0.3%                       | 46                            | 13                                  | 0.5%                                   |
| USD 439  | Sedgwick       | 11              | 0.4%                       | 0                             | 10                                  | 0.3%                                   |
| USD 440  | Bentley        | 19              | 0.7%                       | -2                            | 14                                  | 0.5%                                   |
| <b>TOTAL</b>   |                | <b>2815</b>     | <b>100.0%</b>              | <b>569</b>                    | <b>2784</b>                         | <b>100.0%</b>                          |

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

Note that districts serving students in more than one county reflect net residential additions in Sedgwick County only. Table 21 also shows average annual net units and corresponding percentages for the years 1998 through 2002.

Generally, new residential structures built across Sedgwick County are being occupied by families with school-age children. While new housing is not exclusively constructed for families with children, it is reasonable to assume that districts experiencing a net increase in residential units foreshadow a corresponding increase in school enrollment figures.



# Building Activity

---

Following this presumption, the Wichita School District (USD 259) experienced the most significant growth in net residential units with the addition of 772 new units, but a corresponding enrollment decrease of 76 students. The Maize School District (USD 266) and Goddard School District (USD 265) followed with 474 and 410 net residential units respectively. The Goddard and Maize school districts have remained close for the second and third highest growth figures through the 1998 to 2002 period.

## COMMERCIAL BUILDING PERMITS

In 2003, over \$322 million were invested in Sedgwick County and Andover for commercial and industrial new building, addition, and remodeling projects, according to city and county building permit data. This is up 4.2% percent from 2002's total of \$309 million. The total Sedgwick County investment in commercial and industrial projects in 2003 includes \$32.3 million invested in the county's 19 small cities, according to MAPD's small city survey. This is 59 percent more than the small city investment for new commercial and industrial projects in 2002. These valuations are illustrated on a square mile basis in **Figure 18**.

For analysis of commercial and industrial activity across Sedgwick County, new buildings, additions, and remodeling permits were aggregated for ease in reporting purposes. While in most cases remodeling projects do not expand the amount of commercial and industrial square footage, such projects represent an investment in existing structures. These investment patterns can be used as an indicator of the economic activity within smaller geographic areas of the county.

The commercial classification used by both the Sedgwick County's Code Enforcement Department and the City of Wichita's Office of Central Inspection for building permits includes all uses that are not classified as either residential or agricultural. Therefore, commercial statistics include all structural types such as churches, institutional buildings, public buildings, amusement and recreation, parking garages, service stations, office buildings, banks, professional buildings, stores and mercantile buildings, hotels and motels, and restaurants. Also, commercial and industrial figures for the small cities were limited to new construction.

As **Figure 18** demonstrates, 2003 investments in commercial and industrial projects (new buildings, additions, remodels) were primarily concentrated within Wichita or on the city's immediate fringe areas. Typical with prior years, the Central statistical

# Building Activity

---

development area had the largest concentrations of investment activity in 2003. **Table 22** illustrates this along with other



# Building Activity

commercial building activity across Sedgwick County and in Andover by statistical development area for 2003 along with averages for the years 1998 through 2002. **Figure 19** shows the total valuation of commercial projects for Sedgwick County in each year from 1998 through 2003.

**Table 22**

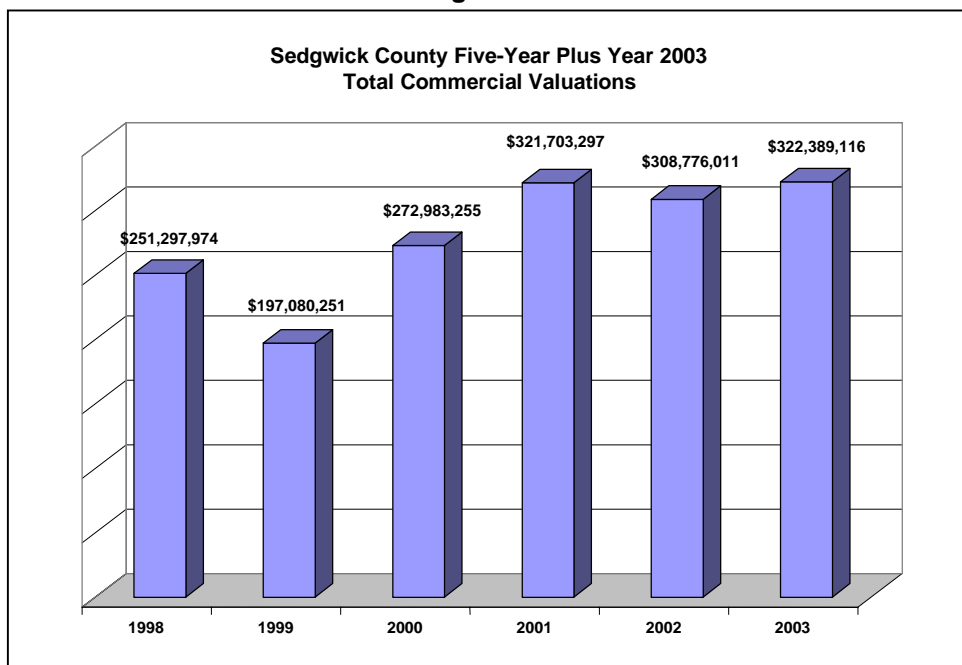
| <b>2003 Commercial Projects<br/>by Statistical Development Area</b> |                      |                              |  |
|---|----------------------|------------------------------|--|
| Statistical Development Area  | 2003<br>Valuation    | 2003<br>Number of<br>Permits | 1998 - 2002<br>Average Annual<br>Valuation |
| Central (C)   | \$144,538,980        | 394                          | \$80,094,283                               |
| East (E)  | \$10,115,575         | 54                           | \$21,229,040                               |
| North (N)   | \$5,461,004          | 43                           | \$16,952,514                               |
| Northeast (NE)  | \$67,208,353         | 146                          | \$44,703,292                               |
| Northwest (NW)  | \$38,248,885         | 105                          | \$36,859,697                               |
| South (S)   | \$20,133,087         | 43                           | \$24,399,235                               |
| Southwest (SW)  | \$4,936,002          | 17                           | \$19,462,580                               |
| <b>Urbanized Area Subtotal</b>                                      | <b>\$290,641,886</b> | <b>802</b>                   | <b>\$243,700,642</b>                       |
| County Northeast (CNE)  | \$3,057,068          | 42                           | \$3,952,279                                |
| County Northwest (CNW)  | \$3,261,973          | 33                           | \$7,678,918                                |
| County Southeast (CSE)  | \$8,540,248          | 49                           | \$12,286,326                               |
| County Southwest (CSW)  | \$13,975,141         | 12                           | \$2,422,794                                |
| <b>Remainder of County Subtotal</b>                                 | <b>\$28,834,430</b>  | <b>136</b>                   | <b>\$26,340,316</b>                        |
| <b>SEDGWICK COUNTY TOTAL</b>  | <b>\$319,476,316</b> | <b>938</b>                   | <b>\$270,040,958</b>                       |
| Andover*  | \$2,912,800          | 2                            | \$4,746,940                                |
| <b>Andover &amp; Sedgwick Co. Totals</b>                            | <b>\$322,389,116</b> | <b>940</b>                   | <b>\$274,787,897</b>                       |

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

In 2003, approximately 56 projects with an estimated cost of \$1 million or more were undertaken across Sedgwick County and in Andover, according to building permit information. Among these multi-million dollar projects were a middle school for the Maize School District (USD 266) for \$16,000,000 and a high school for the Clearwater School District (USD 264) for \$13,509,760.

In Wichita, 47 projects over \$1 million were undertaken during 2003. Leading the list of Wichita projects in cost is the ICU addition to Wesley Medical Center at \$41,000,000 and the Northeast Middle School costing \$11,049,000. The top 20 construction projects in 2003 valued at over 2 million dollars are shown in **Table 23**.

**Figure 19**



# Building Activity

Table 23

| <b>The 20 Largest Building Projects of 2003</b> |  |                     |                     |
|---|--|---------------------|---------------------|
|   | <b>Project - Location</b>  | <b>Project Cost</b> | <b>Project Type</b> |
| A   | <b>Wesley Medical Center ICU Addition</b><br>550 N. Hillside             | \$41,000,000        | Addition            |
| B   | <b>Maize Central Middle School</b><br>3701 N. Tyler                      | \$16,000,000        | New Building        |
| C   | <b>Clearwater High School</b><br>1201 E. Ross                            | \$13,509,760        | New Building        |
| D   | <b>Northeast Middle School</b><br>4545 N. Broadview Cir.                 | \$11,049,000        | New Building        |
| E   | <b>Kansas Spine Hospital</b><br>3333 N. Webb                             | \$9,709,000         | New Building        |
| F   | <b>South High School</b><br>701 W. 33rd St. S.                           | \$8,050,000         | Addition            |
| G   | <b>Southeast High School</b><br>903 S. Edgemoor                          | \$7,584,400         | Addition            |
| H   | <b>Hamilton Junior High School</b><br>1407 S. Broadway                   | \$7,476,000         | Addition            |
| I   | <b>Walmart Supercenter</b><br>501 E. Pawnee                              | \$7,211,715         | New Building        |
| J   | <b>Allison Middle School</b><br>221 S. Seneca                            | \$6,354,400         | Addition            |
| K   | <b>New Enterprise Elementary School</b><br>3605 S. Gold                  | \$5,400,000         | New Building        |
| L   | <b>Brooks Middle School</b><br>3802 E. 27th St. N.                       | \$5,400,000         | Addition            |
| M   | <b>Linwood Elementary School Prototype Building</b><br>1654 S. Hydraulic | \$5,250,000         | New Building        |
| N   | <b>Walmart Supercenter</b><br>6110 W. Kellogg                            | \$4,827,157         | Addition            |
| O   | <b>New Allen Elementary School</b><br>1881 S. Elpyco                     | \$4,700,000         | New Building        |
| P   | <b>Robinson Middle School</b><br>328 N. Oliver                           | \$3,868,000         | Addition            |
| Q   | <b>Grene Vision Group Corporate Headquarters</b><br>1851 N. Webb         | \$3,461,000         | New Building        |
| R   | <b>Dick's Sporting Goods</b><br>4600 W. Kellogg                          | \$3,188,430         | New Building        |
| S   | <b>Emergency Department- Via Christi, St. Joseph</b><br>3600 E. Harry    | \$3,000,000         | Remodel             |
| T   | <b>Sheridan Village Senior Residences</b><br>1051 S. Bluffview           | \$3,000,000         | New Building        |

Source: Office of Central Inspection, City of Wichita; Bureau of Public Services, Sedawick County

# Building Activity

---

**Tables 24, 25, 26 and 27** illustrate commercial, office, industrial/warehouse, and institutional investment within Wichita in each statistical development area by type of construction activity. For this analysis, retail space includes the following uses: amusement and recreation, parking garages, service stations, stores and mercantile buildings, hotels and motels, and restaurants, but not office space.

Institutional projects include schools, hospitals and churches. This is a category that has grown in significance as school districts address the problems of increasing enrollment and more private schools are built. Also, hospitals and churches have grown in importance as elements of commercial investment and have been seeing their way to the top of high dollar projects over the years.

## **Commercial Development by Comprehensive Plan Growth Area and School District**

Another level of analysis added to the commercial building permit section of this report is the breakout of commercial projects by School District and Comprehensive Plan Growth Area.

Commercial projects can become important for their contribution to tax base and as resources available within school districts.

The analysis by Comprehensive Plan Growth Area allows for better monitoring of the Comprehensive Plan and provides an opportunity to better determine when and how to modify the urban service areas during the Comprehensive Plan update process, which occurs every five years.

**Tables 28 and 29** illustrate commercial building activity by school district and Comprehensive Plan Growth Area respectively. In order to better assess the amount of commercial building activity that is contributing to the school district's tax base and other community resources outside of the school district itself, the amount of investment into schools is shown separately in **Table 28**.

# Building Activity

Table 24

| 2003 Wichita Retail: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area |                     |           |                     |           |                    |            |             | 2003 Retail Statistical Development Area Totals |            | 1998 - 2002 Retail Statistical Development Area Averages |            |
|--|---------------------|-----------|---------------------|-----------|--------------------|------------|-------------|---|------------|--|------------|
| Statistical Development Area   | New Buildings       |           | Additions           |           | Remodels           |            | Demolitions | Number of                                       |            | Number of  |            |
|  | Valuation           | Permits   | Valuation           | Permits   | Valuation          | Permits    | Permits     |   |            |  |            |
| Central  | \$9,949,015         | 9         | \$4,380,031         | 10        | \$5,092,327        | 96         | 4           | \$19,421,373                                    | 119        | \$27,656,719   | 142        |
| East   | \$4,190,122         | 7         | \$799,000           | 2         | \$429,611          | 17         | 2           | \$5,418,733                                     | 28         | \$8,465,298  | 28         |
| North  | \$0                 | 0         | \$297,930           | 2         | \$123,000          | 2          | 0           | \$420,930                                       | 4          | \$216,200  | 3          |
| Northeast  | \$6,797,633         | 12        | \$30,000            | 1         | \$1,769,084        | 26         | 0           | \$8,596,717                                     | 39         | \$11,871,990   | 40         |
| Northwest  | \$1,352,136         | 4         | \$4,896,157         | 4         | \$2,238,574        | 27         | 0           | \$8,486,867                                     | 35         | \$15,107,183   | 79         |
| South  | \$8,736             | 1         | \$0                 | 0         | \$37,000           | 2          | 0           | \$45,736  | 3          | \$2,809,360  | 16         |
| Southwest  | \$1,823,000         | 1         | \$0                 | 0         | \$0                | 0          | 0           | \$1,823,000                                     | 1          | \$885,547  | 3          |
| <b>TOTAL</b>   | <b>\$24,120,642</b> | <b>34</b> | <b>\$10,403,118</b> | <b>19</b> | <b>\$9,689,596</b> | <b>170</b> | <b>6</b>    | <b>\$44,213,356</b>                             | <b>229</b> | <b>\$67,012,297</b>                                      | <b>310</b> |

Table 25

| 2003 Wichita Office: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area |                     |           |                    |           |                     |            |             | 2003 Office Statistical Development Area Totals |            | 1998 - 2002 Office Statistical Development Area Averages |            |
|--|---------------------|-----------|--------------------|-----------|---------------------|------------|-------------|---|------------|--|------------|
| Statistical Development Area   | New Buildings       |           | Additions          |           | Remodels            |            | Demolitions | Number of                                       |            | Number of  |            |
|  | Valuation           | Permits   | Valuation          | Permits   | Valuation           | Permits    | Permits     |   |            |  |            |
| Central  | \$3,422,558         | 11        | \$208,000          | 4         | \$8,355,449         | 129        | 1           | \$11,986,007                                    | 145        | \$17,289,716   | 154        |
| East   | \$0                 | 0         | \$24,157           | 1         | \$626,115           | 13         | 0           | \$650,272                                       | 14         | \$2,071,263  | 12         |
| North  | \$225,000           | 1         | \$0                | 0         | \$758,000           | 6          | 0           | \$983,000                                       | 7          | \$671,688  | 6          |
| Northeast  | \$12,173,298        | 17        | \$119,000          | 3         | \$2,028,093         | 35         | 0           | \$14,320,391                                    | 55         | \$12,939,507   | 58         |
| Northwest  | \$747,326           | 4         | \$250,000          | 1         | \$726,323           | 19         | 0           | \$1,723,649                                     | 24         | \$7,077,615  | 36         |
| South  | \$0                 | 0         | \$40,000           | 1         | \$24,000            | 2          | 0           | \$64,000  | 3          | \$2,582,637  | 6          |
| Southwest  | \$220,000           | 1         | \$1,765,000        | 1         | \$230,500           | 4          | 0           | \$2,215,500                                     | 6          | \$1,583,491  | 8          |
| <b>TOTAL</b>   | <b>\$16,788,182</b> | <b>34</b> | <b>\$2,406,157</b> | <b>11</b> | <b>\$12,748,480</b> | <b>208</b> | <b>1</b>    | <b>\$31,942,819</b>                             | <b>254</b> | <b>\$44,215,918</b>                                      | <b>280</b> |

Table 26

| 2003 Wichita Industrial/Warehouse: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area |                    |           |                    |           |                  |           |             | 2003 Industrial Statistical Development Area Totals |           | 1998 - 2002 Industrial Statistical Development Area Averages |           |
|--|--------------------|-----------|--------------------|-----------|------------------|-----------|-------------|---|-----------|--|-----------|
| Statistical Development Area   | New Buildings      |           | Additions          |           | Remodels         |           | Demolitions | Number of   |           | Number of  |           |
|  | Valuation          | Permits   | Valuation          | Permits   | Valuation        | Permits   | Permits     |   |           |  |           |
| Central  | \$3,701,500        | 13        | \$1,644,172        | 9         | \$211,605        | 7         | 0           | \$5,557,277   | 29        | \$6,631,809  | 45        |
| East   | \$0                | 0         | \$0                | 0         | \$0              | 0         | 0           | \$0   | 0         | \$1,236,533  | 2         |
| North  | \$295,300          | 4         | \$47,760           | 1         | \$92,545         | 2         | 0           | \$435,605   | 7         | \$4,727,374  | 8         |
| Northeast  | \$530,000          | 2         | \$245,755          | 3         | \$179,950        | 3         | 0           | \$955,705   | 8         | \$4,497,181  | 7         |
| Northwest  | \$1,841,455        | 2         | \$550,000          | 1         | \$55,000         | 1         | 0           | \$2,446,455   | 4         | \$2,028,464  | 7         |
| South  | \$822,110          | 3         | \$24,800           | 1         | \$86,676         | 2         | 0           | \$933,586   | 6         | \$1,005,628  | 6         |
| Southwest  | \$267,912          | 3         | \$513,590          | 3         | \$4,000          | 1         | 0           | \$785,502   | 7         | \$5,396,031  | 9         |
| <b>TOTAL</b>   | <b>\$7,458,277</b> | <b>27</b> | <b>\$3,026,077</b> | <b>18</b> | <b>\$629,776</b> | <b>16</b> | <b>0</b>    | <b>\$11,114,130</b>                                 | <b>61</b> | <b>\$25,523,021</b>  | <b>84</b> |

Table 27

| 2003 Wichita Institutional: New Building, Addition, Remodel and Demolition Totals by Statistical Development Area |                     |           |                      |           |                     |           |             | 2003 Institutional Statistical Development Area Totals |           | 1998 - 2002 Institutional Statistical Development Area Averages |           |
|---|---------------------|-----------|----------------------|-----------|---------------------|-----------|-------------|--|-----------|---|-----------|
| Statistical Development Area  | New Buildings       |           | Additions            |           | Remodels            |           | Demolitions | Number of  |           | Number of   |           |
|   | Valuation           | Permits   | Valuation            | Permits   | Valuation           | Permits   | Permits     |  |           |   |           |
| Central   | \$12,210,700        | 6         | \$81,966,250         | 16        | \$8,788,505         | 31        | 3           | \$102,965,455  | 56        | \$25,851,570  | 40        |
| East  | \$0                 | 0         | \$2,500,000          | 1         | \$932,000           | 2         | 0           | \$3,432,000  | 3         | \$4,227,759   | 4         |
| North   | \$0                 | 0         | \$647,000            | 1         | \$5,000             | 1         | 0           | \$652,000  | 2         | \$1,382,535   | 3         |
| Northeast   | \$26,878,000        | 3         | \$9,992,758          | 4         | \$467,034           | 5         | 0           | \$37,337,792   | 12        | \$8,759,382   | 7         |
| Northwest   | \$16,000,000        | 1         | \$4,778,000          | 3         | \$476,889           | 3         | 0           | \$21,254,889   | 7         | \$7,868,705   | 8         |
| South   | \$5,545,000         | 2         | \$8,377,000          | 2         | \$278,000           | 1         | 0           | \$14,200,000   | 5         | \$1,603,544   | 2         |
| Southwest   | \$0                 | 0         | \$0                  | 0         | \$15,000            | 1         | 0           | \$15,000   | 1         | \$317,500   | 1         |
| <b>TOTAL</b>  | <b>\$60,633,700</b> | <b>12</b> | <b>\$108,261,008</b> | <b>27</b> | <b>\$10,962,428</b> | <b>44</b> | <b>3</b>    | <b>\$179,857,136</b>                                   | <b>86</b> | <b>\$50,010,996</b>   | <b>65</b> |

# Building Activity

**Table 28**

| <b>2003 Commercial Projects by School District</b><br>(FOR SCHOOL DISTRICTS SERVING SEDGWICK COUNTY)* |                     |                          |                       |  |                                      |
|---|---------------------|--------------------------|-----------------------|--|--------------------------------------|
| <b>School District</b>  | <b>Primary City</b> | <b>Number of Permits</b> | <b>2003 Valuation</b> | <b>Valuation of 2003 School Projects</b> | <b>1998 - 2002 Average Valuation</b> |
| <b>USD 206</b>  | Whitewater          | 0                        | \$0                   |  | \$6,996                              |
| <b>USD 259</b>  | Wichita             | 678                      | \$245,676,320         | \$97,633,328                             | \$179,886,197                        |
| <b>USD 260</b>  | Derby               | 54                       | \$10,668,571          |  | \$22,035,840                         |
| <b>USD 261</b>  | Haysville           | 19                       | \$1,844,096           |  | \$10,672,075                         |
| <b>USD 262</b>  | Valley Center       | 28                       | \$1,843,600           |  | \$5,439,850                          |
| <b>USD 263</b>  | Mulvane             | 10                       | \$1,939,395           |  | \$1,269,283                          |
| <b>USD 264</b>  | Clearwater          | 8                        | \$13,764,060          | \$13,509,760                             | \$1,507,708                          |
| <b>USD 265</b>  | Goddard             | 27                       | \$2,982,813           |  | \$10,607,482                         |
| <b>USD 266</b>  | Maize               | 75                       | \$26,464,986          | \$16,000,000                             | \$20,503,786                         |
| <b>USD 267</b>  | Colwich             | 11                       | \$439,572             |  | \$5,085,191                          |
| <b>USD 268</b>  | Cheney              | 11                       | \$1,555,481           |  | \$879,920                            |
| <b>USD 312</b>  | Haven               | 1                        | \$5,000               |  | \$5,183                              |
| <b>USD 331</b>  | Kingman             | 0                        | \$0                   |  | \$6,276                              |
| <b>USD 356</b>  | Conway Springs      | 0                        | \$0                   |  | \$3,144                              |
| <b>USD 369</b>  | Burton              | 0                        | \$0                   |  | \$0                                  |
| <b>USD 375</b>  | Towanda             | 10                       | \$12,104,435          | \$320,000                                | \$9,311,720                          |
| <b>USD 385</b>  | Andover             | 4                        | \$2,989,787           | \$1,712,800                              | \$5,506,843                          |
| <b>USD 394</b>  | Rose Hill           | 1                        | \$20,000              |  | \$9,729                              |
| <b>USD 439</b>  | Sedgwick            | 2                        | \$90,000              |  | \$65,534                             |
| <b>USD 440</b>  | Bentley             | 1                        | \$1,000               |  | \$12,302                             |
| <b>TOTAL</b>  |                     | <b>940</b>               | <b>\$322,389,116</b>  | <b>\$129,175,888</b>                     | <b>\$272,815,057</b>                 |

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

**Table 29**

| <b>2003 Commercial Projects by Comprehensive Plan Growth Area</b> |                          |                       |                                     |
|---|--------------------------|-----------------------|-------------------------------------|
| <b>Growth Area</b>  | <b>Number of Permits</b> | <b>2003 Valuation</b> | <b>1998-2002 Average Valuations</b> |
| Wichita(within 1999 city limits)                                  | 686                      | \$243,375,414         | \$195,541,581                       |
| Wichita 2010 Urban Service Area                                   | 60                       | \$39,280,629          | \$35,875,226                        |
| Wichita 2030 Urban Service Area                                   | 6                        | \$516,312             | \$3,067,402                         |
| <b>Wichita and Wichita Growth Areas</b>                           | <b>752</b>               | <b>\$283,172,355</b>  | <b>\$234,484,209</b>                |
| Small Cities and their corresponding Growth Areas:*               |                          |                       |                                     |
| Andale  | 0                        | \$0                   | \$1,900,503                         |
| Bel Aire  | 10                       | \$2,867,462           | \$628,396                           |
| Bentley   | 0                        | \$0                   | \$840                               |
| Cheney  | 5                        | \$258,481             | \$835,224                           |
| Clearwater  | 4                        | \$13,587,660          | \$1,118,068                         |
| Colwich   | 2                        | \$65,000              | \$629,491                           |
| Derby   | 25                       | \$5,573,003           | \$6,965,596                         |
| Eastborough   | 2                        | \$90,000              | \$0                                 |
| Garden Plain  | 6                        | \$240,687             | \$1,463,041                         |
| Goddard   | 11                       | \$1,341,701           | \$4,039,533                         |
| Haysville   | 12                       | \$876,450             | \$1,619,633                         |
| Kechi   | 6                        | \$915,403             | \$234,080                           |
| Maize   | 10                       | \$447,468             | \$360,765                           |
| Mount Hope  | 1                        | \$5,000               | \$2,500                             |
| Mulvane   | 6                        | \$1,404,000           | \$1,242,819                         |
| Park City   | 32                       | \$3,017,869           | \$6,798,105                         |
| Sedgwick  | 2                        | \$90,000              | \$63,460                            |
| Valley Center   | 16                       | \$1,565,200           | \$993,562                           |
| Viola   | 0                        | \$0                   | \$0                                 |
| <b>Small Cities &amp; Their Growth Areas</b>                      | <b>150</b>               | <b>\$32,345,384</b>   | <b>\$28,895,617</b>                 |
| <b>Rural Areas</b>  | <b>36</b>                | <b>\$3,958,577</b>    | <b>\$6,787,529</b>                  |
| <b>TOTAL SEDGWICK COUNTY COMMERCIAL PERMITS</b>                   | <b>938</b>               | <b>\$319,476,316</b>  | <b>\$270,167,356</b>                |
| Andover**   | 2                        | \$2,912,800           | \$4,746,940                         |
| <b>Andover &amp; Sedgwick Co. Totals</b>                          | <b>940</b>               | <b>\$322,389,116</b>  | <b>\$274,914,296</b>                |

\*Small City totals may not include addition or remodel projects.

\*\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.